

Planning Application V/2026/0014

On 03/02/2026

ON North street land near, Huthwaite, Nottinghamshire for 2 semi-detached 2 bedroom dwellings.

For the attention of Lara Murray

Dear Lara,

Thank you for consulting me on the above application seeking permission for 2 semi-detached houses.

I have reviewed the Biodiversity Net Gain Assessment Report prepared by Tunley Environmental and concur that the proposal is exempt from BNG due to a lack of sufficient base-line vegetated habitats. I am satisfied that there will be no impact on notable habitats or protected species and I recommend the following biodiversity enhancement condition.

Condition: "Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of integrated (inbuilt) features within the new buildings for roosting bats, bees and nesting swifts and the provision of hedgehog gaps in garden boundary fences. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development."

Thank you Beverley Rhodes BSc MCIEEM

Ashfield Ecologist